



Blackberry Lane, Lingfield, RH7 6NG

Guide Price £1,100,000

3 2 2



Willow House is an attractive detached family home set behind gates on a circa 0.4 acre plot in a peaceful semi-rural position, siding directly onto open fields and offered to the market with no onward chain. Surrounded by mature greenery and enjoying a wonderful sense of privacy, the property combines generous living space with a beautifully established setting, ideal for families seeking both countryside charm and everyday convenience.

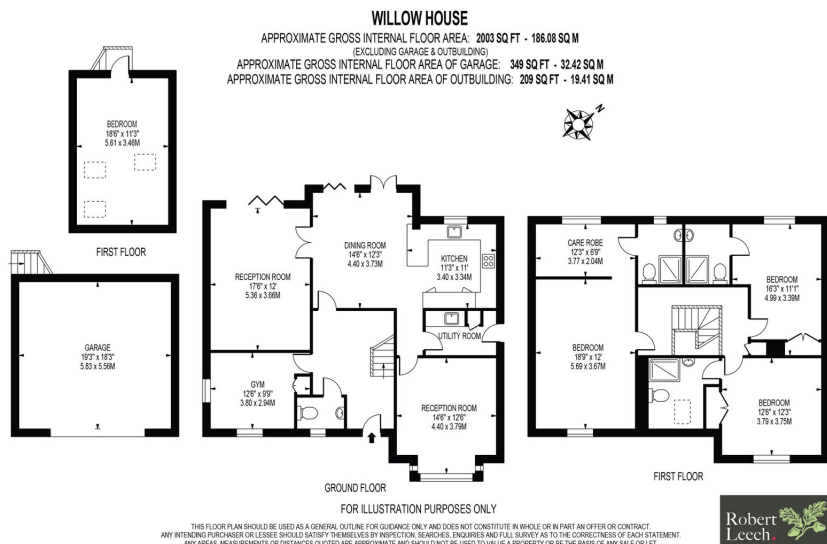
The accommodation extends to over 2,000 sq ft and is thoughtfully arranged across two floors. The ground floor features a welcoming entrance hall leading to two spacious reception rooms, providing flexible living and entertaining space, alongside a separate dining room and a stylish fitted kitchen with adjoining utility room. Large glazed doors open onto the garden, creating an excellent connection between the indoor and outdoor spaces. One of the reception rooms offers excellent versatility and could easily be used as a fourth bedroom if required, making the property well suited to multi-generational living, guest accommodation or those working from home.

Upstairs, all three double bedrooms benefit from their own en-suite facilities, with the principal bedroom further enhanced by a dressing area and en-suite shower room. The layout provides an excellent balance of comfort and privacy for family life and visiting guests alike.

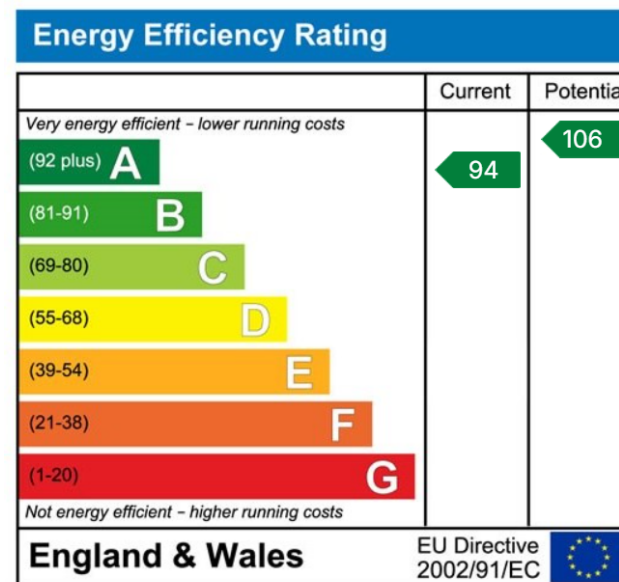
Externally, the property enjoys a generous plot with mature gardens, a detached double garage with stair accessed room above and separate outbuilding, ideal for storage, hobbies or further workspace. The grounds are particularly appealing, backing and siding onto open countryside to create a peaceful and secluded environment.

Lingfield is a highly regarded Surrey village offering an excellent balance of rural living and commuter convenience. The village provides a range of independent shops, cafés, pubs and everyday amenities, together with Lingfield railway station offering regular services into London Victoria and London Bridge. The area is well known for its excellent schooling, including Lingfield College, Hazelwood School and several highly regarded state schools nearby. Outdoor enthusiasts are well catered for with beautiful countryside walks, golf courses and Lingfield Park Racecourse and Spa all close at hand, while nearby East Grinstead and Oxted provide a wider range of shopping and leisure facilities.





- No Onward Chain
- 0.4 Acre Plot
- Siding onto Open Countryside
- Large Driveway + Double Garage with Room above
- En-Suites to all Bedrooms
- 3 Separate Reception Rooms
- Open Plan Kitchen/Diner
- Close to Amenities and Railway Stations



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents